



Order Filed on December 4, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-2(c)

Law Office of Peter Zimnis
1245 Whitehorse Mercerville Rd Ste 412
Hamilton, NJ 08619
609-581-9353
Attorney for debtor

In Re:

AMEENA TERRELL

Case Number: 24-20948
Hearing Date: 12/4/24
Judge: Gravelle
Chapter: 13

Recommended Local Form: Followed	X Modified

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

The relief set forth on the following page is hereby **ORDERED**.

DATED: December 4, 2024



Honorable Christine M. Gravelle
United States Bankruptcy Judge

Debtor: Ameena Terrell
Case No.: 24- 20948 CMG
Caption: Order Granting Authorization to Transfer Property

At Trenton in the said District

Upon the Debtor's Motion for Authorization to Sell the Real Property commonly known as 204 Mill Run Court, Hightstown, New Jersey 08520. (The Real Property)

IT IS hereby ORDERED as follows:

1. The debtor is authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. Sections 363(b) and 1303.
2. The proceeds of sale must be utilized to satisfy the liens in full on the Real Property unless the liens are otherwise avoided by Court order. Until such satisfaction, the property is not free and clear of liens. If the sale is a short sale, the property cannot be sold without written acceptance of the lien holder.
3. a) X Pursuant to LBR 6004-1(b) the Notice of Private Sale included a request to pay the real estate broker and debtor's real estate attorney at closing, therefore, these professionals may be paid at closing; however, the Law office of Peter Zimnis shall file a fee application for supplemental fees for the work related to the sale motion and retention applications.

OR

- b) Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys upon further order of this Court.
4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
5. The remaining proceeds shall be disbursed as follows:
 - 1) The lesser of either the proceeds or \$27,900 shall be paid to the debtor at closing without further order of the court.
 - 2) All remaining funds, if any, shall be paid to Albert Russo, Trustee. If the Proof of Claims filed by the bar date are less than then funds sent to the Trustee, the Trustee shall refund the excess amounts back to the debtor as part of the routine disbursement process.
6. A copy of the HUD settlement statement shall be forwarded to the Chapter 13 Trustee ten (10) days after the closing.
7. The debtor shall file a modified Chapter 13 Plan within twenty (20) days from the date of closing. (if applicable).

8. If the closing does not occur within sixty (60) days of this Order, then this Order expires, however, the Order may be extended by Application and proper notice.
9. Other provisions: Fed. R. Bank. P. 6004(h), which provides for a fourteen (14) day stay of this Order is not applicable

In re:
Ameena N Terrell
Debtor

Case No. 24-20948-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Dec 04, 2024

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 06, 2024:

Recip ID	Recipient Name and Address
db	+ Ameena N Terrell, 204 Mill Run Court, Hightstown, NJ 08520-3028

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 06, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 4, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor AMERIHOM MORTGAGE COMPANY LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
John Zimnis	on behalf of Debtor Ameena N Terrell njbankruptcylaw@aol.com.
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4